

APPROVED: 2/19/15

**MINUTES OF THE
TOWN OF HIGHLANDS PLANNING BOARD
JANUARY 15, 2015**

A Regular meeting and Annual Reorganization meeting of the Town of Highlands Planning Board was held in the Town Hall, Highland Falls, New York, on Thursday, January 15, 2015, at 7:00 P. M.

THERE WERE PRESENT:

Board Members:

Erik Smith, Chairman
Terry Holt, Deputy Chairman
Cathy Kelly
John Hunter

Absent:

Chris Dyroff

M. Justin Rider, Attorney, (Rider, Weiner & Frankel, P. C.)
Leslie J. Dotson, Town Planner (Garling Associates)

ALSO PRESENT: Justin Dates, (Maser Consulting P.A.), John Blanc, Daniel Yanosh, Surveyor, Kevin Maher, Nichole Bernicker, Mark Lavinski, and Dave Tonneson.

The Regular Meeting was called to order at 7:00 P. M. by the Chairman with the Pledge to the Flag. It was noted that four members are present, and there is a quorum. Mr. Dyroff is absent.

A motion was made to approve the December 18, 2014 Minutes, as amended.

Motion: Dr. Kelly

Seconded: Mr. Hunter

Approved

COMMUNICATIONS - None

VOUCHERS - To be presented at the February Meeting

OLD BUSINESS

320 West 254 Street LLC, Subdivision (Section 7, Block 1, Lot 1.1).

Access was the topic of concern at the previous meeting. Tonight there are Comment Letters from the Planner and Engineer.

Ms. Dotson's Comment Letter was discussed, including:

There are two separate plans: one for the site plan, and one for the two lot ODA subdivision.

Site Plan

- Removal of chain link fence
- Screening
- Slatted chain link fence
- Car storage area/storage garage
- Hours of operation
- Lighting
- Parking spaces, including handicapped parking
- GML Referral

Subdivision

- Access.
- Referral to Fire Department.
- Location of some site elements.
- Rear setback for existing steel building (pre-existing zoning nonconformity).
- Maintenance of trees.
- GML Referral.

Comment Letter from Pat Hines, Engineer was discussed, including:

- Section 280A.
- Access/easement issues.

A motion was made to refer the Amended Plan for this project to Orange County Planning.

Motion: Mr. Hunter Seconded: Dr. Kelly Approved

The Applicant will submit the amended plans to Pat Hines, the Board's Engineer.

Ms. Dotson will submit the amended plans to Orange County Planning.

Ultimate development is conditioned upon DOT Approval.

A motion was made to set a Public Hearing for February 19, 2015 for this project.

Motion: Mr. Hunter Seconded: Dr. Kelly Approved

John Blanc, 156 Mine Road Erosion Control Permit Renewal (Section 17, Block 1, Lot 6.1).

The Applicant would like to renew the Erosion Control Permit granted in January 2010, with no changes to his approved subdivision. He is ready to proceed with his project.

A motion was made to approve a two-year extension to the Erosion Control Permit for this project, with the Applicant complying with the rules that currently exist.

Motion: Dr. Kelly

Seconded: Mr. Hunter

Approved

Hudson Highlands Rest. LTD, Amended Site Plan (Section 11, Block 1, Lots 1.1 & 1.2)

Mr. Tonneson presented new plans with pictures concerning the access, elevation/walls, and Storm Water Prevention Plan for this project. Ms. Dotson will present these to Mr. Hines for submittal to DOT.

NEW BUSINESS

Trans-Hudson Management Corp. Site Plan & Special Exception (Section 11, Block 1, Lot 36.2).

Mr. Justin Dates, Maser Consulting, P. A., the engineering company for the Applicant, Trans-Hudson Management Corp., showed the preliminary plans to the Board.

The site is 2.4 acres in size in the Town's Business District near the intersection of Corbin Hill Road and Route 9W. For the most part the property is vacant and was used as a staging area for the construction of the Corbin Hill development.

Easements include:

- From the east to west direction there is a 50 foot water easement that carries raw water to West Point.
- From the north to south direction a town sewer easement runs right through the middle of the site.
- Storm water easements: one along the northern boundary, and one on the northeast corner for Corbin Hill Development Project.
- On the southeast corner is a Town sanitary sewage pump station.

The Project includes:

- Construction of a 1,800 square foot Dunkin Donuts.
- Access will be from Route 9W.
- Proposed 18 seats with 18 parking spaces.
- Tie into the Town sewer line.
- Adjust easement to relocate a portion of the sewer on the northern end.
- O& R is electrical server (letter provided).
- Tie into Corbin Hill water system.
- Drive thru available.
- Necessary paving with screening.

Plans were sent to the Engineer and Planner.

Comment Letter from Pat Hines, Engineer was discussed, including:

- Ingress and egress to the site.
- Safety issues.
- Placement of parking spaces.
- NYSDOT standards.
- NYSDEC approval of relocation of existing sanitary sewer main.
- Modification to the easement.
- Site distance.
- Access to Corbin Hill Water Corporation confirmation.
- Water main easement (USMA).
- Confirmation of utilities. (Documentation provided).
- Drainage (36 inch RCP).
- Site development details should be provided.

Ms. Dotson's Comment Letter was discussed, including:

- Special exception use requirements.
- Vacant parcel of B-zoned land.
- Internal site layout.
- Parking spaces.
- EAF information.
- Transitional side yards and rear yards screening.
- Hours of operation.
- Provide outside waste bin.
- Referral to Orange County Planning Department when plans completed.

Board Member Comments/Concerns:

- Comfortable with project presentation and concept, encouraged the Applicant to proceed with the application.
- Under the 9W Corridor for commercial use.
- Appearance.
- Screening.

Mr. Rider's concerns included: design, circulation and relocation of the sewer easement.

The Town Board has met with the Applicant on this proposal.

Mr. Dates asked about signage, and was told by the Board that there is a particular Code for that.

REORGANIZATION

Mr. Terry Holt is stepping down from the Board and his Deputy Chairman's position. The Chairman, Mr. Hunter, and Dr. Kelly thanked Mr. Holt for his service and all he has done for this Board.

A motion was made to appoint Dr. Cathy Kelly as Deputy Chairman for this Board.

Motion: Mr. Hunter Seconded: Mr. Holt Approved

A motion was made to appoint Justin Rider of Rider, Weiner & Frankel, P. C., as Attorney for this Board.

Motion: Dr. Kelly Seconded: Mr. Hunter Approved

A motion was made to appoint McGoey, Hauser and Edsall Consulting Engineers, D.P.C., as Engineers for this Board.

Motion: Mr. Holt Seconded: Mr. Hunter Approved

A motion was made to appoint Leslie Dotson of Garling Associates as Planner for this Board.

Motion: Dr. Kelly Seconded: Mr. Hunter Approved

A motion was made to use The News of the Highlands and Times Herald Record (if necessary) as official newspapers for this Board.

Motion: Dr. Kelly Seconded: Mr. Hunter Approved

A motion was made for Meeting Time and Date for meetings on the third Thursday of each month, at 7:00 P. M., in the Town Hall Courtroom.

Motion: Mr. Hunter Seconded: Dr. Kelly Approved

A meeting has been set for January 29, 2015, at 7:00 P. M., at Village Hall with Members of both Boards and David Church in attendance. This meeting will be publicly noticed.

PUBLIC COMMENT - None

At 8:16 P. M., a motion was made to adjourn the meeting.

Motion: Mr. Holt Seconded: Mr. Hunter Approved

Respectfully submitted,

Fran DeWitt, Recording Secretary

**The next Regular Planning Board Meeting is
Thursday, February 19, 2015**

